

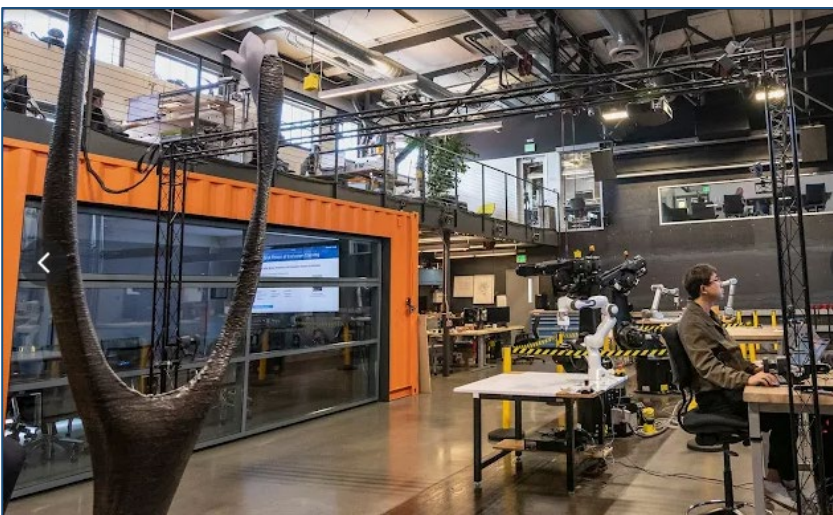
## Item 25-0673: Autodesk, Inc. Lease Renewal

*Informational Presentation regarding a proposed new lease with Autodesk, Inc., for approximately 34,950 square feet of office, research and development, workshop and storage space located at Pier 9 for a term of three years with one 12-month option to extend*

July 23, 2025

Presented by: Scott Landsittel, Deputy Director, Real Estate & Development





# Lease L-17256 – Proposed Terms

Autodesk, Inc.

Proposed **Retroactive** Rent Structure under L-17256

Parcel	Description	Sq. Ft	\$ psf/mo	\$ Rent/Mo
Parcel A	1st and 2nd Floor Office	21,330	4.38	93,425.40
Parcel B	1st Floor Office	5,860	4.38	25,666.80
Parcel C	Shed Space	3,400	1.95	6,630.00
Parcel D	Ground Floor Office	1,705	5.52	9,411.60
Parcel E	Second Floor Office	987	5.52	5,448.24
North Storage Area		913	2.06	1,880.78
South Storage Area		755	2.06	1,555.30
Public Access Parcel - Maintenance Fee		--	--	3,000.00
<b>Total/Avg</b>		<b>34,950</b>	<b>4.21</b>	<b>147,018.12</b>

This lease consolidates all Autodesk leases in Pier 9 and the Public Access Parcel under one agreement for ease of administration.

This proposed is for a 3-year term, at the rent above, with 2% annual increases (including option year). Total revenue under the 3-year term is anticipated to be ~\$5.4 million and if the option is exercised ~\$7.3 million.

Autodesk has investment grade credit, has paid as agreed, and important for Port to renew.